067.A	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	848,400	/	848,400
USE VALUE:	848,400	/	848,400
ASSESSED:	848,400	/	848,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS DOROTHY
Owner 2:	
Owner 3:	
Street 1:	7 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .228 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Wood Shingle Exterior and 1488 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9911.000	346,300		502,100	848,400
Total Card	0.228	346,300		502,100	848,400
Total Parcel	0.228	346,300		502,100	848,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 570.16 | /Parcel: 570.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 128542

GIS Ref

GIS Ref

Insp Date 11/17/18

!5784!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,300	0	9,911.	502,100	848,400		Year end	12/23/2021
2021	101	FV	336,000	0	9,911.	502,100	838,100		Year End Roll	12/10/2020
2020	101	FV	336,000	0	9,911.	502,100	838,100	838,100	Year End Roll	12/18/2019
2019	101	FV	261,500	0	9,911.	466,300	727,800	727,800	Year End Roll	1/3/2019
2018	101	FV	261,500	0	9,911.	466,300	727,800	727,800	Year End Roll	12/20/2017
2017	101	FV	261,500	0	9,911.	408,900	670,400	670,400	Year End Roll	1/3/2017
2016	101	FV	261,500	0	9,911.	373,000	634,500	634,500	Year End	1/4/2016
2015	101	FV	254,900	0	9,911.	330,000	584,900	584,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:45:59

LAST REV

Date	Time
04/16/19	15:06:37
apro	

PAT ACCT. 5784

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11858-26		7/8/1970		31,600	No	No		F

USER DEFINED

Prior Id # 1:	128542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2007	291	New Wind	2,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
4/6/2009	Measured	345	PATRIOT
10/25/2000	Hearing N/C	163	PATRIOT
11/20/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9911		Sq. Ft.	Site		0	70.	0.72	12									502,130						502,100	

Total AC/HA:	0.22753	Total SF/SM:	9911	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	502,130	Spl Credit		Total:	502,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	82523
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425406
Depreciation:	79126
Depreciated Total:	346280

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

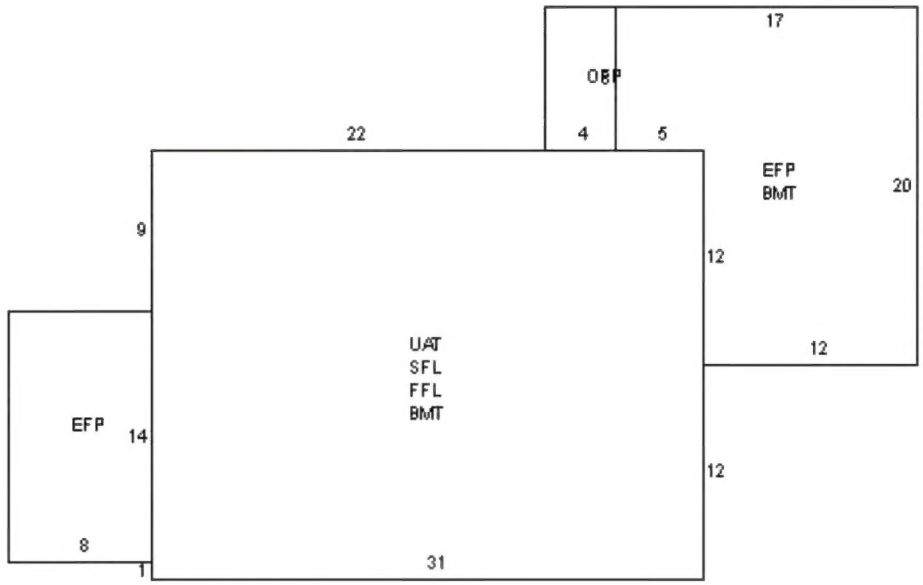
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	110.92
Final Total:	346300	Val/Su SzAd	232.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,024	52.640	53,908
FFL	First Floor	744	175.480	130,559
SFL	Second Floor	744	175.480	130,559
EFP	Enclos Porch	392	34.170	13,393
UAT	Upper Attic	186	70.190	13,056
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	3,122			Total:	342,883
Size Ad	1488	Gross Area	3680	FinArea	1488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

067.A-0002-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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